

City of Renton Planning Commission

Docket Item 06-31
Outdoor Storage in the Light
Industrial Zone

January 9, 2008






The Request

- Docket item to resolve the inconsistency between the purpose statement for the Light Industrial (IL) zone and the allowed uses in the zone.
 - A footnote allows outdoor storage in the valley and as an accessory use.

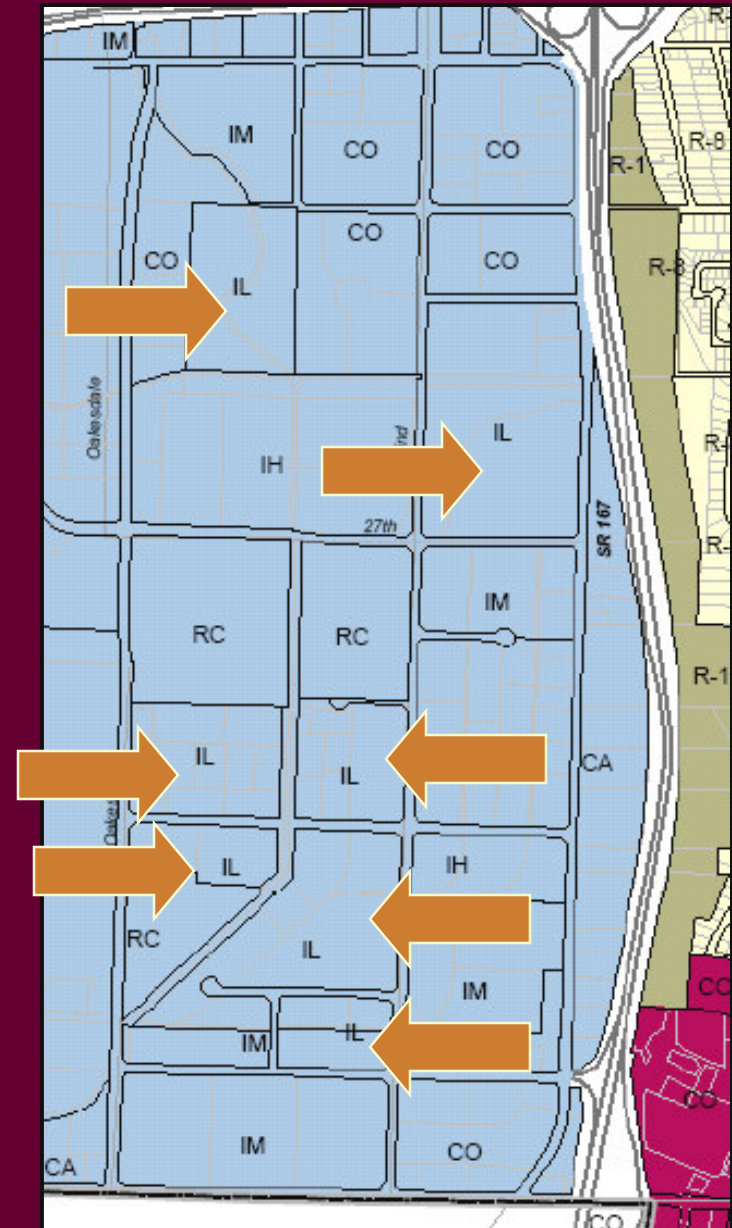




Background – IL Zone

- The purpose statement reads in part:
 - *“Uses allowed in this zone are generally contained within buildings. Material and/or equipment used in production are not stored outside”.*
 - Zoning use tables permit outdoor storage with footnote #57
 - *“Only allowed in the Employment Area Valley (EAV) land use designation, unless the use is accessory in which case it is allowed outside the EAV”.*
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IL Zone Valley Locations





Comprehensive Plan Policies

- Purpose statement for the Employment Area Valley (EAV)
 - *“purpose of the Employment Area Valley designation is to allow the gradual transition of the Valley from traditional industrial and warehousing uses to more intensive retail service and office activities.”*
 - Generally, retail and office do not use outdoor storage






Comprehensive Plan Policies

- Policy LU-447 states, in part, “*developments should be encouraged to achieve greater efficiency in site utilization*”
 - Outdoor storage is not highly efficient utilization of a site
- Intent is for the EAV to transition to office and retail uses that have efficient site utilization






Comprehensive Plan Policies

- Objective LU-CCC - “*Ensure quality development in Employment Area Valley*”.
 - Policy LU-455 - “*Street trees and landscaping should be required for new development within the Valley to provide an attractive streetscape in areas subjected to a transition of land uses (refer to the community design element)*”.
 - The City seeks quality development in the EAV complete with streetscapes with visually pleasing features such as street trees and landscaping.
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Recommendation

- The storage of material and/or equipment does not lend to quality development with a visually appealing streetscape.
 - The purpose statement makes it understood that the EAV is an area in transition.
 - The City intends for the Valley to transition uses that don't use outdoor storage.
 - Therefore, it is recommended that outdoor storage be allowed, but limited to existing uses so that the frequency of outdoor storage is not increased.
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Definition of Outdoor Storage

- The current definition of Outdoor Storage is confusing.
 - *“A use engaged in outdoor storage, wholesale, sales, rental, and distribution of products, supplies, and equipment. This definition excludes hazardous material storage, warehousing and distribution, and vehicle storage.”*






Definition of Outdoor Storage

- It is recommended that the definition be revised to read:
 - *“The outdoor placement or leaving of goods for future use, preservation, or disposal; and associated with land uses such as: the sales, rental, distribution, or wholesale sales of products, supplies, and/or equipment. This definition excludes hazardous material storage, warehousing and distribution, vehicle storage, and outdoor retail sales.”*





Necessary Code Changes

- 4-2-060 and 4-2-070 - Zoning Use Table
 - Amend the line titled “Outdoor storage” to read “Outdoor storage, existing”
 - Retain all the existing zones in which this is allowed
 - IL, IM, IH, and CA
 - Add a new line to read “Outdoor storage, new”
 - Allow this in existing zones, except IL zone.
 - IM, IH, and CA
 - 4-11-190 - Definitions S
 - Amend the definition of Outdoor Storage as indicated.
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Conclusion

- Questions?
 - Comments?
 - Move to accept the staff recommendation?
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